

**Borough of Florham Park  
Planning Board  
Work Session Agenda  
May 13, 2019**

**Notice:**

Please take notice that the Work Session of the Borough of Florham Park Planning Board will be held on Monday, May 13, 2019 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

**Work Session:**

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Michael Cannilla
- Gary Feith
- Joseph Guerin
- John Buchholz
- David Roberts
- Kristen Santoro, 1<sup>st</sup> Alt.

**Professionals:**

John Inglesino, Board Attorney  
John Wyciskala, Board Attorney  
Dean Donatelli, Board Attorney  
Katherine O’Kane, Board Planner  
Michael Sgaramella, Board Engineer

**Board Secretary:**

Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act.

4. **Zoning Board of Adjustment 2018 Annual Report**

Adjourn

Dated: May 13, 2019

Marlene Rawson  
Board Secretary

**Borough of Florham Park  
Planning Board  
Regular Meeting Agenda  
May 13, 2019**

**Notice:**

Please take notice that a Regular Meeting of the Borough of Florham Park Planning Board will be held on Monday, May 13, 2019 at 6:30 p.m. in the Municipal Building located at 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Roll Call

- Michael DeAngelis, Chairman
- Jane Margulies, Vice Chairman
- Mark Taylor, Mayor
- Carmen Cefolo-Pane, Liaison
- Michael Cannilla
- Gary Feith
- Joseph Guerin
- John Buchholz
- David Roberts
- Kristen Santoro, 1<sup>st</sup> Alt

*Professionals:*

John Inglesino, Board Attorney  
John Wyciskala, Board Attorney  
Dean Donatelli, Board Attorney  
Katherine O’Kane, Board Planner  
Michael Sgaramella, Board Engineer

*Board Secretary:*

Marlene Rawson

3. Adequate notice has been given in accordance with The Open Public Meetings Act.
4. Announcement – There will be no new testimony after 9:30 p.m.
5. All Board Professionals have been sworn in

**Approval of Minutes:**

6. Approval of the minutes of the April 8, 2019 meeting.  
**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Guerin, Buchholz, Santoro**

**Resolutions of Approval:**

7. **LSREF4 Turtle, LLC – Celularity** **Application #19SPW-8**  
170 Park Avenue  
Block 1401, Lot 3.01

Application is seeking approval for the installation of two concrete pads.

**Eligible voters: DeAngelis, Taylor, Margulies, Guerin, Buchholz, Santoro**

8. **LSREF4 Turtle, LLC – (“CF”)** **Application #19SPW-9**  
180 Park Avenue  
Block 1401, Lot 4

Applicant is seeking approval for a change in tenancy.

**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Guerin, Buchholz, Santoro**

10. **Alfieri Florham Park, LLC**

**Application #87A**

Columbia Turnpike  
Block 501, Lot 4,  
Blocks 601, Lots 1, 2, 3  
Block 702, Lot 9

Applicant is seeking and extension of previously granted development approvals for Phase I and Phase II identified in the Stipulation of Settlement.

**Eligible voters: DeAngelis, Taylor, Margulies, Cannilla, Guerin, Buchholz, Santoro**

**Site Plan Waiver with Parking Variance:**

9. **The Exercise Coach**

**Application # 19SPW-10 (V)**

186 Columbia Turnpike  
Block 801, Lot 2

Applicant is seeking approval for a change in tenancy for a low intensity personal training and fitness studio.

**Extension of Approval:**

10. **Rock GW, LLC**

The Green at Florham Park  
Block 1401, Lot 1

Applicant is seeking an extension of previously granted General Development Plan Approval for the Green at Florham Park.

Adjourn.

Dated: May 13, 2019

Marlene Rawson  
Board Secretary